

BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

Application No. 11785, of Highpoint Associates, pursuant to Sub-section 8207.2 of the Zoning Regulations for a special exception under paragraph 3105.42 to permit row dwellings and under Sub-section 3307.2 to permit a group of buildings with division walls from the ground up to be considered as a single building in the R-5-A district at the premises located on Wheeler Road, Barnaby Terrace and Bellevue Streets, (Square 5921, Lots 1-8 and Square 5923, Lots 1,2 and 7-11.)

HEARING DATE: November 26, 1974

DECISION DATE: January 6, 1975

Description: Application Granted with conditions by a vote of 3-0 (Scrivener, Harps and McIntosh to Grant, Klauber not voting, not having heard the case and Cummings abstaining.)

FINAL DATE OF THE ORDER: January 7, 1975

FINDINGS OF FACT:

1. On October 22, 1975, the applicant requested, by letter to the Board, that it be allowed to modify the plans originally approved by the Board on January 6, 1975.

2. The proposed modifications include adjustments to the topography and the inclusion of "walkout" bas —t for buildings No. 21 and 22. These modifications are shown on the surveyors plat, marked as Exhibit M-4 in the file and the site grading plan, marked as Exhibit M-5 in the file.

3. The Municipal Planning Office reported to the Board, by memorandum marked as Exhibit M-3 in the file that the modifications would make the rear yards of these buildings more accessible for outside activities, would improve site circulation and would reduce the degree of a steep slope. The MPO recommended approval of the modification as not inconsistent with the intent of the Zoning Regulations.

CONCLUSIONS OF LAW:

The Board concludes that the proposed modifications are consistent with the intent and purpose of its original approval. The Board further concludes that such modifications would meet the requirement of paragraph 3105.42 and Sub-section 3307.2, and could be approved without negative-impact on surrounding property. It is therefore Ordered that the requested modifications be, GRANTED.

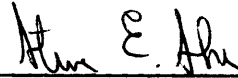
DATE OF DECISION: January 14, 1976

VOTE: 3-0 (Harps, McIntosh and Klauber to Grant, Cummings and Scrivener not present, not voting.)

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BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: _____



STEVEN E. SHER

Acting Secretary to the BZA

FINAL DATE OF ORDER: MAR 1 1976

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.